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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>307 Constitution Avenue, NE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>July 28, 2011</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>11-348</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Amanda Molson</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owners Mary Dannel and Thomas Gardner, with drawings prepared by Judith Capen, request concept approval for a one-story addition with screened porch above at the rear of 307 Constitution Avenue, NE in the Capitol Hill Historic District.

**Property Description**

Constructed in 1890, 307 Constitution Avenue, NE is a two-story brick bayfront house with a raised basement and pronounced, slate-covered turret. The rear of the property currently includes a deck, with the backyard landlocked but close to the square's public alley. The depth of the rear yard is quite generous, with the house to the left (east) extending deeper into its lot than 307 and the house to the right (west) terminating at the same plane as the subject property currently.

**Proposal**

The applicants propose to construct a two-story addition at the rear, extending from the raised basement level and leaving the second floor exposed. The addition would span the width of the lot and approximately 15' into the backyard, with a small setback on one side of the rear wall to achieve the proportions of a projecting bay. The second story of the addition utilized as a screened porch. The addition would be clad in EIFS or a similar stucco-like material, with the pedimented bay recalling the architecture of the front elevation. Fenestration has continued the vertical proportions of the historic main block, with the screen openings mimicking elongated, 2-over-2 windows on the rear elevation.

**Evaluation**

The addition is fairly modest in footprint and certainly subordinate in size to the massing of the historic house. Though more architecturally refined than most simple, rear elevations, the proposed bay form and pediment are compatible with the overall character of the historic district and tie nicely into the vocabulary of the main house. The applicants have proposed the use of HDPE substitute wood for trimwork on the addition, and a sample will be reviewed by staff prior to permitting to ensure that the sheen of the product reasonably replicates wood or that the product can be painted.

**Recommendation**

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.